

**PRE-CERCLIS SCREENING ASSESSMENT
TOUCH OF CLASS DRY CLEANERS
AKA: DRYCLEAN WIZARD INC.
AKA: SAVOIR FAIRE CLEANERS OF LW
LAKE WORTH, PALM BEACH COUNTY, FLORIDA
COMET # 49425**



Prepared By:

**Florida Department of Environmental Protection
Division of Waste Management
Bureau of Waste Clean-up
Program and Technical Support Section
CERCLA Group**

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July 18, 2011**

PRE-CERCLIS SCREENING ASSESSMENT CHECKLIST/DECISION FORM

This checklist can assist the site investigator during the Pre-CERCLIS screening. It will be used to determine whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

Checklist Preparer: C. Feeny/ Environmental Specialist III 7/18/2011
 (Name/Title) (Date)

2600 Blair Stone Road 850-245-8989
 (Address) (Phone)

Craig.Feeny@dep.state.fl.us
 (E-Mail Address)

Site Name: Touch of Class Dry Cleaners

Other Names (if any): Dryclean Wizard, Inc.
Savoir Faire Dry Cleaners of LW (Lake Worth)

Site Location: 6434 (now 6438) Lake Worth Road
Street)

Lake Worth Palm Beach Florida 33463-3008 27/44 S/42 E
 (City) County (ST) Zip Sec/Twnshp/Range

Latitude: 26°36' 59.58"N **Longitude:** 80°08'38.78"W

Collection Method: Address Matching-other
Source Map Scale: 1:2798
Reference Point: Plant Entrance-general
Reference Datum: WGS84

| Complete the following checklist. If "yes" is marked, please explain below. | | YES | NO |
|---|--|-----|----|
| 1. | Does the site already appear in CERCLIS? | | X |
| 2. | Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures? | | X |
| 3. | Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found? | | X |
| 4. | Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use? | | X |
| 5. | Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)? | | X |
| 6. | Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., petroleum natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)? | | X |
| 7. | Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)? | | X |
| 8. | Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental or human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, documentation showing that no hazardous substance releases | | X |

| | | |
|---|--|--|
| have occurred, EPA approved risk assessment completed)? | | |
|---|--|--|

Please explain all "yes" answer(s), attach additional sheets if necessary: _____

A-1

Site Determination:

- ☐ Enter the site into CERCLIS. Further assessment is recommended (explain below).
- ☒ Conduct an Expanded Pre-CERCLIS Screening Assessment.
- ☐ The site is not recommended for placement into CERCLIS (explain below).

Corey Hendrix

Digitally signed by Corey Hendrix
DN: cn=Corey Hendrix, o=SSES, ou=Superfund,
email=hendrix.corey@epa.gov, c=US
Date: 2011.07.27 13:33:24 -04'00'

Ferda
Yilmaz

Digitally signed by Ferda Yilmaz
DN: cn=Ferda Yilmaz, o=FDEP,
ou=for Craig Feeny,
email=ferda.yilmaz@dep.state.fl.us, c=US
Date: 2011.07.27 16:16:16 -04'00'

DECISION/DISCUSSION/RATIONALE:

1.0 Site Description

Situated within Township 44 South, Range 42 East, Section 27, the site is a former store within the Lake Worth Plaza-West—a 160,335 square-foot, shopping center within a 20.13 acre rectangular parcel (PCN: 00424427000001280). The store's address was 6434 (now 6438) Lake Worth Road, in Lake Worth, Palm Beach County, Florida (Figures 1 & 2). The site is centered at 26°36'59.58"N (26.6166 N) latitude and 80°08'38.78"W (-80.1441 W) longitude [1, 2, 3].

2.0 Ownership Information

LW JOG SC LTD. is the current owner of the shopping center [2, 4].

3.0 Site History

In 1981, the Touch of Class Dry Cleaners reportedly began drycleaning operations at the subject address [4]. On June 19, 1985, Dryclean Wizard, Inc, doing business as (d/b/a) Touch of Class Dry Cleaners, sent a Notification of Hazardous Waste Activity (NHWA) to the Environmental Protection Agency (EPA) for the subject address. On July 24, 1985, Dryclean Wizard, Inc. received an EPA ID Number (FLD981030729) for a RCRA Small Quantity Generator [6, 19]. Dryclean Wizard, Inc. operated the facility as Touch of Class Dry Cleaners until 1987¹ [5, 6, 7, 12, 17, 18, 28, 31].

On October 13, 1988, Savoir Faire Dry Cleaners of LW submitted an NHWA for the subject address to EPA. On October 24, 1988, EPA changed the name, corresponding with the existing EPA ID Number and subject location, from “Dryclean Wizard, Inc.” to “Savoir Faire Dry Cleaners of LW” [8], which apparently continued to operate onsite until 1989, at least [22, 32].

Sampling, sponsored by the shopping center owner, on July 16, 1996, revealed a vinyl chloride (VC) concentration of 4 ug/l—exceeding the 1 ug/l Florida Department of Environmental Protection (FDEP) Chapter 62-777 Florida Administrative Code (F.A.C.) Ground Water Target Cleanup Level (GCTL) and the 2 ug/l EPA Maximum Contaminant Level (MCL)—in a ground water sample, collected from an existing shallow monitoring well (MW001), located directly west of the facility [9, 10]. On September 19, 1996, the property owner applied for entry of the former Touch of Class Dry Cleaners into the FDEP Drycleaning Solvent Cleanup Program (DSCP) [4]. However, on March 9, 1998, the DSCP application was returned, because the analyses were not performed by a laboratory with an FDEP-approved comprehensive quality assurance plan [11]. On May 3, 1999, the facility was ruled ineligible for the DSCP, for failure to submit a complete application [13, 14]. On December 11, 2009, the FDEP Southeast District referred the site to the FDEP Program and Technical Support Section for CERCLA Site Screening [21]. An FDEP visit to the Savoir Faire Dry Cleaners of LW facility, on March 23,

¹ An FDEP Database (COMET) shows that on December 22, 1986, FDER (FKA: FDEP) conducted a Legacy Site Inspection and issued a Warning Letter to the Savoir Faire Dry Cleaners facility [15, 20]. However, data loaded into COMET on that date, were reportedly dubious [12].

2011, confirmed that the dry cleaner was gone and its space had been absorbed by the adjacent 28-year-old New York Style Restaurant Pizza, at 6438 Lake Worth Road [4, 9, 10, 12, 16, 23].

4.0 Waste Characteristics

Perchloroethylene (PCE) and its principal breakdown products (e.g., VC) are volatile, carcinogenic and moderately to highly toxic to humans, but exhibit low aquatic toxicity and bioaccumulation potential [27].

5.0 Exposure Pathways

5.1 Ground Water Migration Pathway

This site is within the Everglades Geomorphologic Feature of the Southern Geomorphologic Province of Florida, in an area essentially void of karst terrain. Three hydrostratigraphic units—the surficial aquifer system, intermediate aquifer system/confining unit and the Floridan aquifer system—exist in Palm Beach County. The surficial aquifer system—the primary source of fresh water in Palm Beach County—is composed of sand, sandstone, shell, silt, calcareous clay (marl) and limestone of Pliocene to Holocene age. The surficial aquifer system comprises, in ascending order, the upper Tamiami Formation (Fm), Caloosahatchee Fm, Fort Thompson Fm, Anastasia Fm and undifferentiated sediments. The water table occurs less than 5 feet below land surface (bls) and the aquifer is approximately 150 feet thick in the site area. Primarily recharged by rainfall and seepage from Lake Okeechobee and nearby canals, the surficial aquifer exists under unconfined to semi-confined conditions [29].

The surficial aquifer system is underlain by the impermeable/semipermeable Miocene age marls (calcareous clays) and carbonates (limestone and dolostone) of the Peace River and Arcadia Formations of the Hawthorn Group. These sediments are approximately 650 feet thick, hydraulically isolating the surficial system from the underlying Floridan aquifer system [29].

The Floridan aquifer system consists of Oligocene and Eocene age carbonates, of the Oldsmar Formation, Avon Park Formation, Ocala Limestone and the Suwannee Limestone. In the vicinity of the site, the Floridan aquifer system is brackish, occurring at approximately 850 feet bls [29].

A site-attributable release of VC to the surficial aquifer was confirmed at a concentration above its MCL/GCTL. Surficial aquifer supply wells within 4-miles provide drinking water to a large population (Table 1) [1, 24, 30], so the Ground Water Migration Pathway merits concern.

5.2 Surface Water Migration Pathway

Several small isolated lakes, ponds, and streams, located within 1-mile of the site, lack potable intakes and support no significant sensitive environments or fisheries (Figure 1). Also, site-attributable contaminants exhibit low aquatic toxicity, persistence, and bioaccumulation potential [27]. Therefore, the Surface Water Migration Pathway does not represent a major route of potential exposure and will not be further evaluated in this report (or investigation).

5.3 Soil Exposure and Air Migration Pathways

No residence or sensitive environment is onsite and land surface is paved or covered with buildings (Figure 2), so the Soil Exposure and Air Migration Pathways warrant no concern.

6.0 Conclusions and Recommendations

VC in ground water exceeded its MCL/GCTL, yet the analysis was not performed by a laboratory with an FDEP-approved comprehensive quality assurance plan. The site is unqualified for the DSCP and shallow wells supply potable water to a large population, so sampling is recommended to determine if the site merits entry into CERCLIS.

References

1. FDEP, 2011. Touch of Class Dry Cleaners Site Map
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3. FDEP, 2011. Comet Database Printout & Figure.
4. FDEP, 9/19/96. Drycleaning Solvent Cleanup Program Application.
5. R.L. Polk & Co. Publishers, 1983, 1986-87 & 1988. City Directories for Lake Worth, Boynton Beach & Lantana, Florida.
6. FDEP, 7/24/85. Assignment of RCRA Generator ID # (Attached: USEPA, 6/19/85. Notification of Hazardous Waste Activity)
7. FDEP, 1/20/87. Generator Annual Hazardous Waste Report.
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9. H. B. Devery, 7/12/96. FDEP Site Screening Report Form: Touch of Class Dry Cleaners at Lake Worth. (attached: RMC Realty Companies, Ltd., 6/27/85. Dry Cleaning Facility and Wholesale Supplier Interim Registration Form)
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17. Palm Beach County Clerk & Comptroller, 10/27/86. Palm Beach County Court Default and Final Judgment. <http://www.mypalmbeachclerk.com/officialrecords/search.aspx>
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20. USEPA, 5/16/11. RCRA Status of Savoir Faire Dry Cleaners of Lake Worth.
http://oaspub.epa.gov/enviro/fii_query_dtl_disp_program_facility?p_registry_id=110002544596
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23. FDEP, 3/23/11. Hazardous Waste Inspection.
24. FDEP, 5/3/11. Site 4-Mile Buffer Information.
25. US Census Bureau, 2011. Tiger Population Database.
26. US Census Bureau, 2010. QuickFacts for Palm Beach County.
27. USEPA, 2011. Superfund Chemical Data Matrix.
28. Mekeel, D., 5/11/2011. E-mail to C. Feeny)

29. FDEP, 2011. Geology Boilerplate References.
30. FDEP, 2011, SWAPP homepage
31. Florida Department of State Division of Corporate Records, 2011. DryClean Wizard; LW JOG S.C., LTD; New York Style Restaurant & Pizza, INC.
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Figure 1 Site Location Map

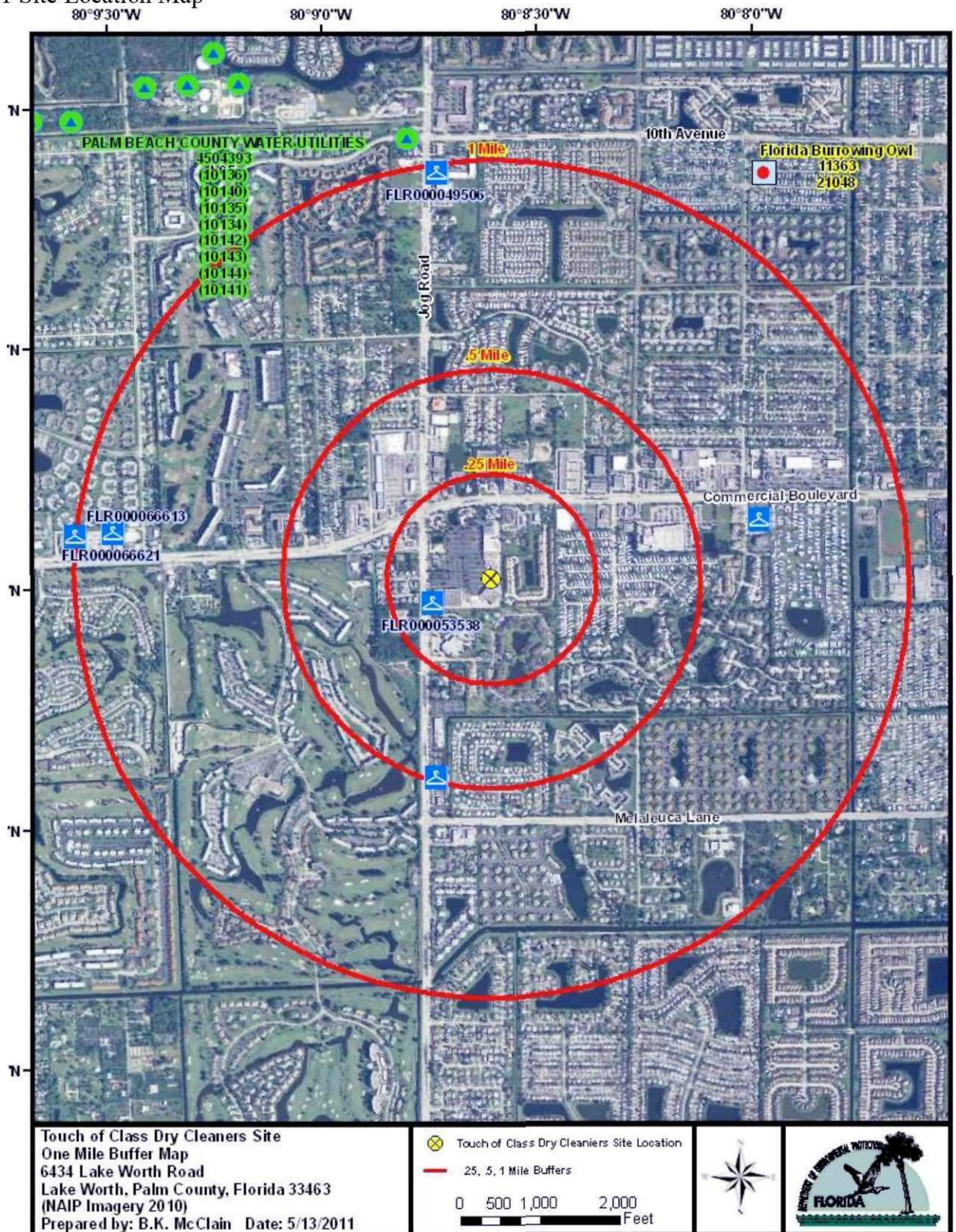




Table 1
Estimated Number of Potable Wells and Population Served
Touch of Class Dry Cleaners
Lake Worth, Palm Beach County, Florida
Surficial Aquifer System (AOC)

| Well Type | 0-1/4 mile | 1/4-1/2 mile | 1/2-1 mile | 1-2 miles | 2-3 miles | 3-4 miles |
|--|------------|--------------|------------|------------|-----------|------------|
| Palm Beach County Water Utilities ¹ | | | | 14/55,510 | | |
| Village of Palm Springs ² | | | | | 10/20,292 | 6/12,175 |
| Wellington WTP ³ | | | | | | 6/16,668 |
| Maralago Cay MHP ⁴ | | | | | | 2/1,200 |
| Amoco Oil Station #5213 ⁵ | | | | | | 1/25 |
| South Florida Trotting-West ⁶ | | | | | | 1/25 |
| Three Amigos Food & Deli ⁷ | | | | | | 1/32 |
| Private ⁸ | 0/0 | 0/0 | 0/0 | 7/16 | 7/16 | 5/12 |
| Totals | | | | 21/ 55,526 | 17/ 20308 | 22/ 30,137 |

Estimated Total Population served within 4 miles = 105,971 [1, 24, 26, 30]

Key:

NE=Not Evaluated

AOC=Aquifer of Concern

Footnotes:

1. The Palm Beach County Water Utilities operates 105 supply wells for a population of 416303 $\therefore 416303/105 = 3965$ people per well
2. The Village of Palm springs operates 16 supply wells for a population of 32,467 $\therefore 32,467/16 = 2,029$ people per well.
3. The Wellington WTP operates 18 supply wells for a population of 50,004 $\therefore 50,004/18 = 2,778$ people per well.
4. The Maralago Cay MHP operates 2 supply wells for a population of 1,200 $\therefore 1,200/2 = 600$ people per well.
5. The AMOCO Oil Station #5213 operates 1 supply well for a population of 25 $\therefore 25/1 = 25$ people per well.
6. South Florida Trotting - West operates 1 supply well for a population of 25 $\therefore 25/1 = 25$ people per well.
7. The Three Amigos Food & Deli Store operates 1 supply well for a population of 32 $\therefore 32/1 = 32$ people per well [24, 30].
8. Average persons per household in Palm Beach County = 2.34 [26]

Table 2

Population Surrounding Site
Touch of Class Cleaners
Lauderhill, Broward County, Florida [25]

| Miles | Population |
|-------------|------------|
| 0 to 0.25 | 767 |
| 0.25 to 0.5 | 2,797 |
| 0.5 to 1 | 12,608 |
| 1 to 2 | 40,670 |
| 2 to 3 | 63,797 |
| 3 to 4 | 95,370 |